This instrument was prepared by:

Ronald E. Underwood, Attorney
P.O. Box 120591
Nashville, TN 37212

WARRANTY DEED

BOOK 6761 PAGE 238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell A. Watts (NAME)	(NAME)	
P.O. Box 120591 (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	94-2-43
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED *Dollars,*

- - - V. A. McCord, an unmarried woman

have this day bargained and sold, and do hereby transfer and convey unto the said Mitchell A. Watts, an unmarried man

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. A. Sheneman by deed from T. Watson Batts and wife, Flora Sheneman Batts, of record in Book 754, page 250, said Register's Office. The said J. A. Sheneman having since died and devised the above property to Mrs. Flora I. Batts, by Will of record in Book 1072, page 361, Register's Office for said County and in Will Book 152, page , Probate Clerk's Office for said County. The said Mrs. Flora I. Batts having since died and devised the above property to Peggy Parchman Hudson, by Will of record in Will Book 93, page 98, Probate Clerk's Office for said County. The said Peggy Parchman Hudson having conveyed the above property to V. A. McCord, an unmarried woman by deed of record in Book 6668, page 2 in the Register's Office of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me this the 13th *day of* January *19* 86

My commission expires 1-4-1986 *(Affix Seal)*

Affiant Mitchell A. Watts

Notary Public

This is improved (X) unimproved ( ) property, known as 1706 Shelby Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 13th *day of* January *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

01/13 no. 70- CHECK

Valerie A. McCord

532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6761 PAGE 239

Personally appeared before me Emily Ellen Talley, *a Notary Public in and for said County and State* _____

Valerie A. McCord

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 13th *day of* January, *19* 86

Emily Ellen Talley *Notary Public*

Commission expires My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Ellen Talley, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in Nashville Tenn, *this* 13th *day of* January, *19* 86

Emily Ellen Talley *Notary Public*

My Commission Expires April 17, 1988
Commission expires _____

WARRANTY DEED

FROM

V. A. McCORD

TO

MITCHELL A. WATTS

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX J. WILSON REGISTER
DAVIDSON COUNTY, TN
JAN 13 | 45 PM '86

IDENTIFICATION REFERENCE

6 9 8 3 9

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CAMT.	
			83.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.70-
5321	AD	1/13/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6836

IDENTIFICATION REFERENCE

JAN 13 1 45 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 210089